



AGENDA

Meeting Location:

Sloat Room—Atrium Building
99 W. 10th Avenue
Eugene, OR 97401

Phone: 541-682-5481
www.eugene-or.gov/pc

The Eugene Planning Commission welcomes your interest in these agenda items. Feel free to come and go as you please at any of the meetings. This meeting location is wheelchair-accessible. For the hearing impaired, FM assistive-listening devices are available or an interpreter can be provided with 48 hours notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hours notice. To arrange for these services, contact the Planning Division at 541-682-5675.

MONDAY, MARCH 11, 2013 – REGULAR MEETING (11:30 a.m. to 1:30 p.m.)

11:30 a.m. I. PUBLIC COMMENT

The Planning Commission reserves 10 minutes at the beginning of this meeting for public comment. The public may comment on any matter, **except for items scheduled for public hearing or public hearing items for which the record has already closed.** Generally, the time limit for public comment is three minutes; however, the Planning Commission reserves the option to reduce the time allowed each speaker based on the number of people requesting to speak.

11:40 a.m. II. EWEB RIVERFRONT MASTER PLAN: DELIBERATIONS/ACTION

Staff: Gabe Flock, 541-682-5697

1:15 p.m. III. ITEMS FROM COMMISSION AND STAFF

- A. Other Items from Staff
- B. Other Items from Commission
- C. Learning: How are we doing?

Commissioners: Steven Baker; Jonathan Belcher; Rick Duncan; Randy Hledik, Chair; John Jaworski; Jeffery Mills; William Randall, Vice Chair

AGENDA ITEM SUMMARY
March 11, 2013

To: Eugene Planning Commission

From: Gabe Flock, Senior Planner

Subject: Deliberations and Action on EWEB's "Downtown Riverfront" Land Use Applications

ACTION REQUESTED:

To finish deliberations and take action on the Planning Commission's recommendation to City Council regarding adoption of EWEB's land use application package, as proposed to implement the EWEB Riverfront Master Plan.

BRIEFING STATEMENT:

At the last deliberations meeting on March 4, 2013 we discussed a number of possible recommended changes to EWEB's proposed code language, including standards for minimum building height, the location of overlay areas, sidewalk width, and minimum parking requirements. Several relatively minor edits were also agreed upon, which will be incorporated into the ordinance proposed for adoption by City Council.

At the upcoming meeting, we anticipate finishing deliberations on the remaining comments and suggestions provided by commissioners and finalizing your recommendation to Council. Based on the commission's preference indicated at the last meeting, the recommendation will include direction to seek input from the applicant's consultant team on a few issues including potential changes to minimum building heights, and possible requirements where single-story development may face the street (i.e. provision of balconies, terraces or other accessible open space).

Following the Planning Commission's vote on the overall recommendation, staff will prepare a summary of all the suggested changes and topics for additional consideration at Council. We will share that information with the commission before moving the land use application package forward to Council, to ensure that we've correctly summarized the recommendation.

As a reminder, the land use application package proposed by EWEB is subject to quasi-judicial procedures and includes the following components (briefly summarized below):

Metro Plan Amendment (MA 12-1): amends the Metro Plan diagram to reflect the master plan vision for mixed-use redevelopment; changes land use designation from primarily heavy industrial to mixed use.

Refinement Plan Adoption & Related Amendments (RA 12-1): adopts the EWEB Downtown Riverfront Specific Area Plan; also amends the Downtown Plan and Riverfront Park Study to remove obsolete sections and ensure consistency.

Code Amendments (CA 12-4): amends the Eugene Code to establish a new Downtown Riverfront Special Area Zone including form-based standards for future redevelopment; also includes related code amendments to integrate the new zoning with existing code sections.

Zone Change (Z 12-6): rezones the site from primarily industrial and public land zones to the new Downtown Riverfront Special Area Zone.

Willamette Greenway Permit (WG 12-4): approves a Willamette Greenway Permit for future development that is consistent with the new plan and zone.

As we've discussed, these land use applications proposed to implement the EWEB Riverfront Master Plan will ultimately come before the City Council for adoption. To assist in this process, your primary role in making a recommendation to Council is to review these implementing tools, to ensure the conceptual master plan's vision can be carried out through the proposed land use regulations. Following your recommendation, the request will be heard before the Council in a second public hearing process, where the record will be re-opened to consider your recommendation and accept any new evidence and testimony before a final decision is made.

ATTACHMENTS:

As noted above, the full record of materials has been provided separately, and is posted on the City's website at: <http://www.eugene-or.gov/index.aspx?NID=2358>. The index provides a hyper-linked, paginated list of all the record materials received to date, for convenient access.

FOR MORE INFORMATION:

Please contact Gabe Flock, Senior Planner, at (541) 682-5697, or gabriel.flock@ci.eugene.or.us.